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Application ref	2017/2794/P
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10 July 2017

Dear Gideon,

**Minor-Material Amendment Application (2017/2794/P)
Ashton Court, 254-256 Camden Road, London, NW1 9HF**

On behalf of Origin Housing, we would like to respond to the consultation responses received in relation to the Minor-Material Amendment (MMA) application to the planning permission at Ashton Court, 254-256 Camden Road.

This MMA application specifically relates to amendments sought to the houses already permitted along Camden Mews, namely five, two storey, two bedroom mews houses with a basement.

We understand six objections have been received to date: three from 90 Camden Mews, a response from 103 Camden Mews, one from 84 Camden Mews and a response from Mr Duncan at Royal College Street. In addition to this, the Camden Square Conservation Area Advisory Committee (CSCAAC) has objected and a response from a ward councillor was also received.

A number of the points raised in the letters are repeated, so for ease of reference, the letter is ordered by topic.

Nature of Application

The five Camden Mews houses were approved within the wider application at Ashton Court in December 2016 under planning permission ref. 2015/4553/P.

Extensive pre-application discussions were held prior to the submission. On 18th May it was confirmed that these amendments were minor in nature, and that a s73 minor material amendment would be the correct procedure for securing permission for the changes. For the avoidance of all possible doubt, the description of development has not altered and the nature of the scheme remains unchanged.

The Conservation and Heritage Officer provided substantial guidance in this process and subsequently informed the amendments to the mews houses. It is considered that the amendments are an enhancement to the overall design of the houses.

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Contractor

A number of the responses have sought to object to Origin's choice of contractor for the works. The choice of contractor is not a material planning consideration.

Set up in 1978, Rydon is an award-winning contractor and developer with a number of prestigious awards for construction and regeneration schemes. Any reference to the Grenfell Tower incident and this s73 application is disingenuous. Indeed, Rydon welcome the public enquiry into the tragic accident. A more detailed statement has been issued by the company on their website on the tragedy.

Basement Works

The principle of the basement works has been established and will meet all building regulations. The design was fully assessed and audited by a Basement Impact Assessment at the stage of the approved application.

The revised basement layout does not require any greater excavation or relate to a larger area. Nevertheless, for robustness, the amendments have been further assessed by Campbell Reith.

Height

The scheme is going through the technical design (RIBA Stage 4) in preparation for construction. This stage involves a greater level of a technical analysis than the planning stage. Stage 4 design has identified the need to change floor depth and build up. The houses are only marginally taller (824mm) at parapet level. It is set back and this would not be seen from the street.

Neighbouring Overshadowing

The overshadowing testing undertaken by Calford Seaden confirms the level of overshadowing to neighbouring properties is not materially significant in comparison to the approved scheme.

Rhythm

The amended mews houses correspond to the rhythm on the Camden Road side of Camden Mews which demonstrate a similar design with flat frontages (apart from the undercroft parking area) and, in places, a dormer setback at the second floor.

With the varied rhythm of different heights, scales and designs along Camden Mews, the proposal will add to the Mews with a modern interpretation of the mews house.

Fire safety

The basement is already permitted with one staircase leading to the ground floor and the amendments retain this configuration. These have been designed in accordance with Building Regulations. Working with the Building Control team, the design also incorporates a mist sprinkler system array in the event a fire were to occur.

Amenity space

The amendments were designed with the guidance of the Conservation & Heritage Officer and will benefit future residents with a more spacious arrangement which is practical and flexible in use. Sunlight and daylight tests by Calford Seaden also confirm the rear terraces pass the tests with the proposed translucent glass balustrade.

The daylight in the basement kitchen and dining rooms pass the BRE tests. The louvres on part of the front windows was a recommendation from Camden to mirror the traditional mews design and provide privacy to the future residents from the ground and lower ground floors. The louvres will provide a sky view and the windows will be openable to provide natural ventilation.

Waste storage

Origin will be working with Rydon to ensure the spaces to store the bins at the front door are properly ventilated. This followed the recommendation from Camden to incorporate a door to enclose the bin storage. The streetscape will benefit from this as the bins will not be visible to neighbours and passers-by outside of collection hours.

Cycle storage

The cycle storage strategy has been retained from the approved scheme, i.e. the storage space on the ground floor will have fittings to ensure bikes can be stored inside.

Conclusion

In summary, the proposed amendments are minor changes to an approved application. There is no change to the description of development previously approved.

The approved application will deliver substantial improvements to Ashton Court and the Council's stock of affordable specialist housing. The minor changes to the mews houses will enable Origin to undertake these works.

We are confident the amendments proposed will make a positive contribution to the Camden Square Conservation Area and setting of Camden Mews, following extensive pre-application discussions with Council officers.



Please do not hesitate to contact us if you have any queries in finalising the application.

Yours sincerely,



Suzanne Kimman